

**STATE FIRE MARSHAL  
DRAFT OF PROPOSED CHANGES  
TO Part 12, TITLE 24 REGULATIONS  
ADMINISTRATION CHAPTER**

**Justification:**

**Chapter 12-1 ADMINISTRATION**

**SECTION 12-1-101 - TITLE, PURPOSE AND SCOPE 12-1-101.1 Title.** These regulations shall be known as the *Uniform Building Code*, may be cited as such and will be referred to herein as "this code."

*For the State of California, these regulations shall be known as the California Building Code. The provisions contained in the California Building Code of the (compiled) California Building Standards Code as defined in Section 18910, Health and Safety Code, may be cited as such and are referred to hereafter as "these regulations" or "these building standards" or "this code."*

**12-1-101.2 Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction and certain equipment specifically regulated herein.

The purpose of this code is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this code.

**121101.3 Scope.** The provisions of this code shall apply to the construction, alteration, moving, demolition, repair, maintenance and use of any building or structure within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in this code, and hydraulic flood control structures.

For additions, alterations, moving and maintenance of buildings and structures, see Chapter 34. For temporary buildings and structures see Section 3103 and Appendix Chapter 31.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

Wherever in this code reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.

**12-1-101.3.1** The provisions of the model codes which are adopted by these regulations are applicable to all occupancy groups and uses regulated by this code. The amendments to the model codes are applicable only to those occupancies or uses which the state agency adopting the amendments is authorized to regulate as listed in Section 12-1101.11.

**NOTE:** It is not the intent of this section that every existing occupancy within the scope of the state fire marshal's jurisdiction mandatorily conform or be made to conform to the new construction requirements relative to fire, panic and explosion safety. Reasonable judgment must be exercised by the enforcing agency in the application of these building standards to existing occupancies.

**12-1-101.4 Effective Date.**

**12-1-101.4.1** One hundred and eighty days after the date of publication, or as otherwise noted herein.

**NOTE:** For clarification purposes, the applicable subsection of the Health and Safety Code section is repeated.

**Sec. 18941.5. Application and Effective Date.** The building standards contained in the Uniform Fire Code, published by the International Conference of Building Officials and the Western Fire Chiefs Association, the Uniform Building Code published by the International Conference of Building Officials, the Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials, the National Electrical Code published by the National Fire Protection Association, the Uniform Mechanical Code published by the International Conference of Building Officials and the International Association of Plumbing and Mechanical Officials, as referenced in the State Building Standards Code, shall apply to all occupancies throughout the state and shall become effective 180 days after publication in the State Buildings Standards Code by the State Building Standards Commission, or at a later date after publication established by the commission.

**12-1-101.5 Format.** This part fundamentally adopts the UBC by reference on a chapter-by-chapter basis. Such adoption is reflected in the adoption table of each chapter of this part. When the adoption table of a chapter of this part makes no reference to a specific chapter of the UBC, such chapter of the UBC is not adopted as a portion of this code.

**12-1-101.6 Validity.** If any chapter section, subsection, sentence, clause or phrase of this code is for any reason held to be unconstitutional, contrary to statute, exceeding the authority of the state as stipulated by statutes, or otherwise inoperative, such decision shall not affect the validity of the remaining portion of this code.

**12-1-101.7 Standard Reference Documents.** The codes, standards and publications adopted and set forth in this code, including other codes, standards and publications

referred to therein are, by title and date of publication, hereby adopted as standard reference documents of this code.

When this code does not specifically cover any subject relating to building design and construction, recognized fire-prevention engineering practices shall be employed. The National Fire Codes and the Fire Protection Handbook of the National Fire Protection Association may be used as authoritative guides in determining recognized fire-prevention engineering practices.

**12-1-101.8 Nonbuilding Regulations.** Requirements contained in the UBC, or in any other referenced standard, code or document, which are not building standards as defined in Section 18912, Health and Safety Code, shall not be construed as part of the provisions of this code.

For the applicability of regulations relating to maintenance, operation, use, limitations or prohibitions, and similar nonbuilding regulations, see other titles of the California Code of Regulations.

#### **121101.9 Order of Precedence.**

**12-1-101.9.1 General.** In the event of any differences between these building standards and the standard reference documents, the text of these building standards shall govern. Where a specific provision varies from a general provision, the specific provision shall apply.

**12-1-101.9.2 Fire Codes.** Nothing in these building standards shall diminish the requirements of the state fire marshal.

**12-1-101.10 Availability of Code.** For clarification purposes, the applicable subsection of the Health and Safety Code section is repeated.

**Sec. 18942 (d).** Each city, county, and city and county, including charter cities, shall obtain and maintain with all revisions on a current basis, at least one copy of the building standards and other state regulations relating to buildings published in Title 8, 19, 20, 24 and 25 of the California Code of Regulations. These codes shall be maintained in the office of the building official responsible for the administration and enforcement of the provisions of this part.

#### **12-1-101.11 Application.**

**Vesting Authority.** When adopted by a state agency, the provisions of these regulations shall be enforced by the appropriate enforcing agency, but only to the extent of authority granted to such agency by the state legislature.

Following is a list of the state agencies that adopt building standards, the specific scope of application of the agency responsible for enforcement, and the specific statutory

authority of each agency to adopt and enforce such provisions of building standards of this code, unless otherwise stated.

***12-1-101.11.12 DSA/SSS-Division of the State Architect, Structural Safety Section.***

*Application-Public elementary and secondary schools, community college buildings and state-owned or state-leased essential services buildings.*

*Enforcing Agency-Structural Safety Section, Division of the State Architect.*

*Authority Cited-Education Code Sections 17310 and 81142, and Health and Safety Code Section 16022.*

*Reference-Education Code Sections 17280 through 17316, and 81130 through 81147, and Health and Safety Code Sections 16000 through 16023.*

*The Structural Safety Section of the Division of the State Architect has been delegated the responsibility and authority by the Department of General Services to supervise and review the design and observe the construction of public school buildings and state-owned or state-leased essential services buildings.*

*The applicable building standards are as follows:*

***1. Administrative Regulations.***

*1.1 School Buildings; Sections 4-201 through 4-249, Group 1, Chapter 4, Part 1, Title 24, California Code of Regulations.*

*1.2 Hospital Buildings; Chapter 7, Part 1, Title 24, California Code of Regulations.*

*1.3 State-owned or State-leased Essential Services Buildings; Sections 4-201 through 4-249, Chapter 4, Part 1, Title 24, California Code of Regulations*

***2. Technical Regulations.***

*Various model codes adopted by reference into the State Building Standards Code, Title 24, Parts 2, 3, 4, 5 and 7, California Code of Regulations, for school buildings, structural systems and related details of hospital buildings and state-owned or state-leased essential service buildings.*

***12-1-101.11.14 SFM-Office of the State Fire Marshal.***

*Any building or structure used or intended for use as an asylum, jail, mental hospital, hospital, sanitarium, home for the aged, children's nursery, children's home, school or any similar occupancy of any capacity.*

*Any theater, dancehall, skating rink, auditorium, assembly hall, meeting hall, nightclub, fair building, or similar place of assemblage where 50 or more persons may gather together in a building, room or structure for the purpose of amusement, entertainment, instruction, deliberation, worship, drinking or dining, awaiting transportation, or education.*

Any building or structure which is open to the public and is used or intended to be used for the showing of motion pictures when an admission fee is charged and when the building or structure has a capacity of 10 or more persons.

Authority Cited-Health and Safety Code Section 13143.

Reference-Health and Safety Code Section 13143.

**Small Family Day-care Homes** Authority Cited-Health and Safety Code Sections 1597.45, 1597.54, 13143 and 17921.

Reference-Health and Safety Code Section 13143.

**Large Family Day-care Homes** Authority Cited-Health and Safety Code Sections 1597.46, 1597.54 and 17921.

Reference-Health and Safety Code Section 13143.

**Residential Facilities and Residential Facilities for the Elderly**

Authority Cited-Health and Safety Code Section 13133.

Reference-Health and Safety Code Section 13143.

**Any state institution or other state-owned or state-occupied building.**

Authority Cited-Health and Safety Code Section 13108.

Reference-Health and Safety Code Section 13143.

**High-rise Structures** Authority Cited-Health and Safety Code Section 13211.

Reference-Health and Safety Code Section 13143.

**Motion Picture Production Studios** Authority Cited-Health and Safety Code Section 13143.1.

Reference-Health and Safety Code Section 13143.

**Organized Camps** Authority Cited-Health and Safety Code Section 18897.3.

Reference-Health and Safety Code Section 13143.

All hotels, motels, lodging houses, apartment houses and dwellings, including congregate residences and buildings and structures accessory thereto.

Multiple-story structures existing on January 1, 1975, let for human habitation, including and limited to, hotels, motels, apartment houses, less than 75 feet (22 860 mm) above the lowest floor level having building access, wherein rooms used for sleeping are let above the ground floor.

Authority Cited-Health and Safety Code Sections 13143.2 and 17921.

Certified family-care homes, out-of-home placement facilities, halfway houses, drug and/or alcohol rehabilitation facilities and any building or structure used or intended for use as a home or institution for the housing of any person of any age when such person is referred to or placed within such home or institution for protective social care and supervision services by any governmental agency.

Authority Cited-Health and Safety Code Section 13143.6.

Tents, awnings or other fabric enclosures used in connection with any occupancy.

Authority Cited-Health and Safety Code Section 13116.

Enforcing Agency-Pursuant to Section 13146, Health and Safety Code: The responsibility for enforcement of building standards adopted by the state fire marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the Office of the State Fire Marshal shall be as follows: 1. The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety

and other regulations of the state fire marshal as they relate to Group R, Division 3 dwellings, as described in Section 310.1 of Part 2 of the California Building Standards Code, to either of the following:

1.1 The chief of the fire authority of the city, county, or city and county, or an authorized representative.

1.2 The chief building official of the city, county, or city and county, or an authorized representative.

2. The chief of any city or county fire department or of any fire- protection district, and authorized representatives, shall enforce within the jurisdiction the building standards and other regulations of the state fire marshal, except those described in Item 1 or 4.

3. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in areas outside of corporate cities and districts providing fire-protection services.

4. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in corporate cities and districts providing fire-protection services on request of the chief fire official or the governing body.

5. Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged pursuant to Section 66014 of the Government Code.

**SECTION 12-1-102 - UNSAFE BUILDINGS OR STRUCTURES** All buildings or structures regulated by this code which are structurally unsafe or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this code are hereby designated as unsafe building appendages.

All such unsafe buildings, structures or appendages are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in the Dangerous Buildings Code or such alternate procedures as may have been or as may be adopted by this jurisdiction. As an alternative, the building official, or other employee or official of this jurisdiction as designated by the governing body, may institute any other appropriate action to prevent, restrain, correct or abate the violation.

**12-1-102.1 [For SFM] Fire Hazard.** No person, including but not limited to the state and its political subdivisions, operating any occupancy subject to these regulations shall permit any fire hazard, as defined in this section, to exist on premises under their control, or fail to take immediate action to abate a fire hazard when requested to do so by the enforcing agency.

**NOTE:** "Fire hazard" as used in these regulations means any condition, arrangement or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression or extinguishment of fire.

**SECTION 12-1-103 - VIOLATIONS** It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

**12-1-103.1 [For SFM]** Pursuant to Health and Safety Code Section 13112, any person who violates any order, rule or regulation of the state fire marshal is guilty of a misdemeanor punishable by a fine of not less than \$100.00 or more than \$500.00, or by imprisonment for not less than six months, or by both. A person is guilty of a separate offense each day during which he or she commits, continues or permits a violation of any provision of, or any order, rule or regulation of, the state fire marshal as contained in this code.

Any inspection authority who, in the exercise of his or her authority as a deputy state fire marshal, causes any legal complaints to be filed or any arrest to be made shall notify the state fire marshal immediately following such action.

#### **SECTION 12-1-104 - ORGANIZATION AND ENFORCEMENT 12-1-104.1**

**Creation of Enforcement Agency.** There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the building official.

#### **12-1-104.2 Powers and Duties of Building Official.**

**12-1-104.2.1 General.** The building official is hereby authorized and directed to enforce all the provisions of this code. For such purposes, the building official shall have the powers of a law enforcement officer.

[For SFM] Pursuant to Health and Safety Code Section 13146, the responsibility for enforcement of building standards adopted by the state fire marshal and published in the California Building Standards Code relating to fire and panic safety and other regulations of the state fire marshal shall be as follows:

1. The city, county, or city and county with jurisdiction in the area affected by the standard or regulation shall delegate the enforcement of the building standards relating to fire and panic safety and other regulations of the state fire marshal as they relate to Group R, Division 3 dwellings, as described in Section 1201 of Part 2 of the California Building Standards Code, to either of the following:

1.1 The chief of the fire authority of the city, county, or city and county, or an authorized representative.

1.2 The chief building official of the city, county, or city and county, or an authorized representative.

2. The chief of any city or county fire department or of any fire- protection district, and his or her authorized representatives, shall enforce within its jurisdiction the building standards and other regulations of the state fire marshal, except those described in Item 1 or 4.

3. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in areas outside of corporate cities and districts providing fire- protection services.

4. The state fire marshal shall have authority to enforce the building standards and other regulations of the state fire marshal in corporate cities and districts providing fire- protection services upon request of the chief fire official or the governing body.

5. Any fee charged pursuant to the enforcement authority of this section shall not exceed the estimated reasonable cost of providing the service for which the fee is charged, pursuant to Section 66014 of the Government Code.

Pursuant to Health and Safety Code Section 13108, upon the written request of the chief fire official of any city, county or fire- protection district, the state fire marshal may authorize such chief fire official and his or her authorized representatives, in their geographical area of responsibility, to make fire-prevention inspections of state-owned or state-occupied buildings, other than state institutions, for the purpose of enforcing the regulations relating to fire and panic safety adopted by the state fire marshal pursuant to this section and building standards relating to fire and panic safety published in the State Building Standards Code. Authorization from the state fire marshal shall be limited to those fire departments or fire districts which maintain a fire-prevention bureau staffed by paid personnel.

Pursuant to Health and Safety Code Section 13108, any requirement or order made by any chief fire official who is authorized by the state fire marshal to make fire-prevention inspections of state-owned or state-occupied buildings, other than state institutions, may be appealed to the state fire marshal. The state fire marshal shall, upon receiving an appeal and subject to the provisions of Chapter 5 (commencing with Section 18945) of Part 2, 5 of Division 13 of the Health and Safety Code, determine if the requirement or



order made is reasonably consistent with the fire and panic safety regulations adopted by the Office of the State Fire Marshal and building standards relating to fire and panic safety published in the California Building Code.

The building official shall have the power to render interpretations of this code and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions.

Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this code.

[For SFM] Any person may request a code interpretation from the state fire marshal relative to the intent of any regulation or provision adopted by the state fire marshal. When the request relates to a specific project, occupancy or building, the state fire marshal shall review the issue with the appropriate local enforcing agency prior to rendering such code interpretation.

**12-1-104.2.2 Deputies.** In accordance with prescribed procedures and with the approval of the appointing authority, the building official may appoint such number of technical officers and inspectors and other employees as shall be authorized from time to time. The building official may deputize such inspectors or employees as may be necessary to carry out the functions of the code enforcement agency.

**12-1-104.2.3 Right of entry.** When it is necessary to make an inspection to enforce the provisions of this code, or when the building official has reasonable cause to believe that there exists in a building or upon a premises a condition which is contrary to or in violation of this code which makes the building or premises unsafe, dangerous or hazardous, the building official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

[For SFM] The fire chief of any city, county or fire-protection district, or such person's authorized representative, may enter any state institution or any other state-owned or state-occupied building for the purpose of preparing a fire-suppression preplanning program or for the purpose of investigating any fire in a state- occupied building.

[For SFM] The state fire marshal, his or her deputies or salaried assistants, the chief of any city or county fire department or fire protection district and his or her authorized representatives may enter any building or premises not used for dwelling purposes at any reasonable hour for the purpose of enforcing this chapter.

The owner, lessee, manager or operator of any such building or premises shall permit the state fire marshal, his or her deputies or salaried assistants and the chief of any city or county fire department or fire-protection district and his or her authorized representatives to enter and inspect them at the time and for the purpose stated in this section.

**12-1-104.2.4 Stop orders.** Whenever any work is being done contrary to the provisions of this code, or other pertinent laws or ordinances implemented through the enforcement of this code, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

**12-1-104.2.5 Occupancy violations.** Whenever any building or structure or equipment therein regulated by this code is being used contrary to the provisions of this code, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code.

**12-1-104.2.6 Liability.** The building official charged with the enforcement of this code, acting in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance shall not thereby be rendered personally liable for damages that may accrue to persons or property as a result of an act or by reason of an act or omission in the discharge of such duties. A suit brought against the building official or employee because of such act or omission performed by the building official or employee in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

**12-1-104.2.7 Modifications.** When there are practical difficulties involved in carrying out the provisions of this code, the building official may grant modifications for individual cases. The building official shall first find that a special individual reason makes the strict letter of this code impractical and that the modification is in conformance with the intent and purpose of this code and that such modification does not lessen any fire-protection requirements or any degree of structural integrity. The details of any action granting modifications shall be recorded and entered in the files of the code enforcement agency.

**12-1-104.2.8 Alternate materials, alternate design and methods of construction.** The provisions of this code are not intended to prevent the use of any material, alternate design or method of construction not specifically prescribed by this code, provided any alternate has been approved and its use authorized by the building official.

The building official may approve any such alternate, provided the building official finds that the proposed design is satisfactory and complies with the provisions of this code and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in suitability, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding its use. The details of any action granting approval of an alternate shall be recorded and entered in the files of the code enforcement agency.

**12-1-104.2.9 Tests.** Whenever there is insufficient evidence of compliance with any of the provisions of this code or evidence that any material or construction does not conform to the requirements of this code, the building official may require tests as proof of compliance to be made at no expense to this jurisdiction.

Test methods shall be as specified by this code or by other recognized test standards. If there are no recognized and accepted test methods for the proposed alternate, the building official shall determine test procedures.

All tests shall be made by an approved agency. Reports of such tests shall be retained by the building official for the period required for the retention of public records.

**12-1-104.2.10 Cooperation of other officials and officers.**

The building official may request, and shall receive, the assistance and cooperation of other officials of this jurisdiction so far as is required in the discharge of the duties required by this code or other pertinent law or ordinance.

**SECTION 12-1-105 - BOARD OF APPEALS**

**12-1-105.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals consisting of members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the jurisdiction. The building official shall be an ex officio member of and shall act as secretary to said board but shall have no vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business, and shall render all decisions and findings in writing to the appellant with a duplicate copy to the building official.

**12-1-105.1.1 [For SFM] Right to Appeal.** *For clarification purposes, the applicable subsection of the Health and Safety Code section is repeated.*

*Sec. 18945. Any person adversely affected by any regulation, rules, omission, interpretation, decision or practice of any state agency, respecting the administration of any building standard may appeal the issue for resolution to the Building Standards Commission.*

*If any local agency having authority to enforce a state building standard and any person adversely affected by any regulation, rule, omission, interpretation, decision or practice of such agency respecting such building standard both wish to appeal the issue for resolution to the commission, then both parties may appeal to the commission. The commission may accept such appeal only if the commission determines that the issues involved in such appeal have statewide significance.*

**12-1-105.2 Limitations of Authority.** The board of appeals shall have no authority relative to interpretation of the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

## **SECTION 12-1-106 - PERMITS**

**12-1-106.1 Permits Required.** Except as specified in Section 12-1-106.2 of this section, no building or structure regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has first been obtained from the building official.

**12-1-106.2 Work Exempt from Permit.** A building permit shall not be required for the following:

1. One-story detached accessory buildings used as tool and storage sheds, playhouses and similar uses, provided the projected roof area does not exceed 120 square feet (11.15 m<sup>2</sup>).
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks.
4. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) high.
5. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
6. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
7. Platforms, walks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below.

8. Painting, papering and similar finish work.

9. Temporary motion picture, television and theater stage sets and scenery.

10. Window awnings supported by an exterior wall of Group R, Division 3, and Group U Occupancies when projecting not more than 54 inches (1372 mm).

11. Prefabricated swimming pools accessory to a Group R, Division 3 Occupancy in which the pool walls are entirely above the adjacent grade and if the capacity does not exceed 5,000 gallons (18 927 L).

12. [For SFM] State-owned buildings under the jurisdiction of the state fire marshal. Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required for the above-exempted items.

Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

### **12-1-106.3 Application for Permit.**

**12-1-106.3.1 Application.** To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. Indicate the use or occupancy for which the proposed work is intended.

4. Be accompanied by plans, diagrams, computations and specifications and other data as required in Section 12-1-106.3.2.

5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.

6. Be signed by the applicant, or the applicant's authorized agent.

7. Give such other data and information as may be required by the building official.

**12-1-106.3.2 Submittal documents.** Plans, specifications, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation

programs and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law.

**EXCEPTION:** The building official may waive the submission of plans, calculations, construction inspection requirements and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

**12-1-106.3.3 Information on plans and specifications.** Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations.

Plans for buildings more than two stories in height of other than Group R, Division 3 and Group U Occupancies shall indicate how required structural and fire-resistive integrity will be maintained where penetrations will be made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.

***12-1-106.3.3.1 [For DSA/SS] Public Schools.** Plans and specifications for the construction, alteration or addition to any building owned, leased or rented by any public school district shall be submitted to the Division of the State Architect, Office of Regulation Services for review and approval.*

**[For SFM] EXCEPTIONS:** *1. Plans and specifications submitted to the Division of the State Architect.*

*2. Upon the annual submission of a written request by the chief of any city, county, or city and county fire department or fire-protection district to the Division of the State Architect, Office of Regulation Services, approvals required by this subsection shall be obtained from the appropriate chief or his or her authorized representative. In such instances plans and specifications may be submitted to the state fire marshal for relay to the appropriate local authority or may be submitted directly to such local authority.*

**[For SFM] Movable Walls and Partitions.** Plans or diagrams shall be submitted to the enforcing agency for approval before the installation of, or rearrangement of, any movable wall or partition in any occupancy. Approval shall be granted only if there is no increase in the fire hazard.

**[For SFM] New Construction High-rise Buildings.**

1. Complete plans or specifications, or both, shall be prepared covering all work required to comply with new construction high-rise buildings. Such plans and specifications shall be submitted to the enforcing agency having jurisdiction.
2. All plans and specifications shall be prepared under the responsible charge of an architect or a civil or structural engineer authorized by law to develop construction plans and specifications, or by both such architect and engineer. Plans and specifications shall be prepared by an engineer duly qualified in that branch of engineering necessary to perform such services.

Administration of the work of construction shall be under the charge of the responsible architect or engineer except that where plans and specifications involve alterations or repairs, such work of construction may be administered by an engineer duly qualified to perform such services and holding a valid certificate under Chapter 7 (commencing with Section 65700) of Division 3 of the Business and Professions Code for performance of services in that branch of engineering in which said plans, specifications and estimates and work of construction are applicable.

This section shall not be construed as preventing the design of fire-extinguishing systems by persons holding a C-16 license issued pursuant to Division 3, Chapter 9, Business and Professions Code. In such instances, however, the responsibility charge of this section shall prevail.

**[For SFM] Existing High-rise Buildings.** 1. Complete plans or specifications, or both, shall be prepared covering all work required by Sections 403.11 through 403.25, Title 24, California Code of Regulations, or existing high-rise buildings. Such plans or specifications shall be submitted to the enforcing agency having jurisdiction.

2. When new construction is required to conform with the provisions of these regulations, complete plans or specifications, or both, shall be prepared in accordance with the provisions of this subsection. As used in this section "new construction" is not intended to include repairs, replacements or minor alterations which do not disrupt or appreciably add to or affect the structural aspects of the building.

#### **12-1-106.3.4 Architect or engineer of record.**

**12-1-106.3.4.1 General.** When it is required that documents be prepared by an architect or engineer, the building official may require the owner to engage and designate on the building permit application an architect or engineer who shall act as the architect or engineer of record. If the circumstances require, the owner may designate a substitute architect or engineer of record who shall perform all of the duties required of the original architect or engineer of record. The building official shall be notified in writing by the owner if the architect or engineer of record is changed or is unable to continue to perform the duties.

The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

**12-1-106.3.4.2 Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design which are not submitted at the time of the application and which are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official. Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

**12-1-106.3.5 Inspection and observation program.** When special inspection is required by Section 1701, the architect or engineer of record shall prepare an inspection program which shall be submitted to the building official for approval prior to issuance of the building permit. The inspection program shall designate the portions of the work that require special inspection and the name or names of the individuals or firms who are to perform the special inspections, and indicate the duties of the special inspectors. The special inspector shall be employed by the owner, the engineer or architect of record, or an agent of the owner, but not the contractor or any other person responsible for the work.

When structural observation is required by Section 1702A, the inspection program shall name the individuals or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The inspection program shall include samples of inspection reports and provide time limits for submission of reports.

#### **12-1-106.4 Permits Issuance.**

**12-1-106.4.1 Issuance.** The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may [for SFM] shall be reviewed by other departments of this jurisdiction in accordance with state law, Health and Safety Code Section 13146, in occupancies regulated by the state fire marshal in order to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and



that the fees specified in Section 12-1-107 have been paid, the building official shall issue a permit there for to the applicant.

When the building official issues the permit where plans are required, the building official shall endorse in writing or stamp the plans and specifications APPROVED. Such approved plans and specifications shall not be changed, modified or altered without authorizations from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

The building official may issue a permit for the construction of part of a building or structure before the entire plans and specifications for the whole building or structure have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of a partial permit shall proceed without assurance that the permit for the entire building or structure will be granted.

**12-1-106.4.2 Retention of plans.** One set of approved plans, specifications and computations shall be retained by the building official for a period of not less than 90 days from date of completion of the work covered therein; and one set of approved plans and specifications shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

**12-1-106.4.3 Validity of permit.** The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

The issuance of a permit based on plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on there under when in violation of this code or of any other ordinances of this jurisdiction.

**12-1-106.4.4 Expiration.** Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

**12-1-106.4.5 Suspension or revocation.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.

## **SECTION 12-1-107 - FEES**

**12-1-107.1 General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted by the jurisdiction.

**12-1-107.2 Permit Fees.** The fee for each permit shall be as set forth in Table 12-1A. The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire- extinguishing systems and any other permanent equipment.

**12-1-107.3 Plan Review Fees.** When submittal documents are required by Section 12-1-106.3.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review.

Said plan review fee shall be 65 percent of the building permit fee as shown in Table 12-1A.

The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 12-1-107.2 and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 12-1-106.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 12-1A.

**12-1-107.4 Expiration of Plan Review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant showing that

circumstances beyond the control of the applicant have prevented action from being taken.

No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

#### **12-1-107.5 Investigation Fees: Work without a Permit.**

**12-1-107.5.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**12-1-107.5.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 12-1A. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**12-1-107.6 Fee Refunds.** The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

**[For SFM] Other Fees.** Pursuant to Health and Safety Code Section 13146.2, a city, county or district which inspects a hotel, motel, lodging house, or apartment house may charge and collect a fee for the inspection from the owner of the structure in an amount, as determined by the city, county or district, sufficient to pay its costs of that inspection. Pursuant to Health and Safety Code Section 1597.46, Large Family Day-care Homes, the local government shall process any required permit as economically as possible, and fees charged for review shall not exceed the costs of the review and permit process. Pursuant to Health and Safety Code Section 13217, High-rise Structure Inspection: Fees and Costs, a local agency which inspects a high-rise structure pursuant to Health and Safety Code Section 13217 may charge and collect a fee for the inspection from the owner of the high-rise structure in an amount, as determined by the local agency, sufficient to pay its costs of that inspection.

Pursuant to Health and Safety Code Section 13235, Fire Clearance Preinspection, fee: upon receipt of a request from a prospective licensee of a community care facility, as defined in Section 1502, of a residential-care facility for the elderly, as defined in Section 1569.2, or of a child day-care facility, as defined in Section 1596.750, the local fire enforcing agency, as defined in Section 13244, or state fire marshal, whichever has primary jurisdiction, shall conduct a preinspection of the facility prior to the final fire clearance approval. At the time of the preinspection, the primary fire enforcing agency shall price consultation and interpretation of the firesafety regulations, and shall notify the prospective licensee of the facility in writing of the specific firesafety regulations which shall be enforced in order to obtain fire clearance approval. A fee of not more than \$50.00 may be charged for the preinspection of a facility with a capacity to serve 25 or fewer persons. A fee of not more than \$100.00 may be charged for a preinspection of a facility with a capacity to serve 26 or more persons.

The primary fire enforcing agency shall complete the final fire clearance inspection for a community care facility, residential- care facility for the elderly, or child day-care facility within 30 days of receipt of the request for the final inspection, or as of the date the prospective facility requests the final prelicensure inspection by the State Department of Social Services, whichever is later.

Pursuant to Health and Safety Code Section 13235, a preinspection fee of not more than \$50 may be charged for a Group R, Division 2 facility with a capacity to serve 25 or less clients. A fee of not more than \$100 may be charged for a preinspection of a facility with a capacity to serve 26 or more clients.

Pursuant to Health and Safety Code Section 13131.5, a reasonable final inspection fee, not to exceed the actual cost of inspection services necessary to complete a final inspection may be charged for Group R, Division 2.1 Occupancies classified as residential care facilities for the elderly (RCFE).

Pursuant to Health and Safety Code Section 1569.84, neither the state fire marshal nor any local public entity shall charge any fee for enforcing fire inspection regulations pursuant to state law or regulation or local ordinance, with respect to residential-care facilities for the elderly which service six or fewer persons.

Whenever a local authority having jurisdiction requests that the state fire marshal perform plan review and/or inspection services related to a building permit, the applicable fees for such shall be payable to the Office of the State Fire Marshal.

**SECTION 12-1-108 - INSPECTIONS 12-1-108.1 General.** All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection as specified in Section 1701.5.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

A survey of the lot may be required by the building official to verify that the structure is located in accordance with the approved plans.

**12-1-108.2 Inspection Record Card.** Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.

**12-1-108.3 Inspection Requests.** It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work.

**12-1-108.4 Approval Required.** Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate that portion of the construction is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the same fails to comply with this code.

Any portions which do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.

**12-1-108.5 Required Inspections.**

**12-1-108.5.1 General.** Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the building official.

The building official, upon notification, shall make the inspections set forth in the following subsections.

**12-1-108.5.2 Foundation inspection.** To be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with UBC Standard 19-3, the concrete need not be on the job.

Where the foundation is to be constructed of approved treated wood, additional inspections may be required by the building official.

**12-1-108.5.3 Concrete slab or under-floor inspection.** To be made after all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

**12-1-108.5.4 Frame inspection.** To be made after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys and vents are complete and the rough electrical, plumbing, and heating wires, pipes and ducts are approved.

**12-1-108.5.5 Lath or gypsum board inspection.** To be made after all lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

**12-1-108.5.6 Final inspection.** To be made after finish grading and the building is completed and ready for occupancy.

**12-1-108.6 Special Inspections.** For special inspections, see Chapter 17.

**12-1-108.7 Other Inspections.** In addition to the called inspections specified above, the building official may make or require other inspections of any construction work *[for SFM]* including, but not limited to, fire protection and detection systems to ascertain compliance with the provisions of this code and other laws which are enforced by the code enforcement agency.

**12-1-108.8 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the

practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefor in writing on a form furnished for that purpose and pay the reinspection fee in accordance with Table 12-1A or as set forth in the fee schedule adopted by the jurisdiction.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

**SECTION 12-1-109 - CERTIFICATE OF OCCUPANCY 12-1-109.1 Use and Occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy there for as provided herein.

**EXCEPTION:** Group R, Division 3 and Group U Occupancies.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid.

**12-1-109.2 Change in Use.** Changes in the character or use of a building shall not be made except as specified in Section 3405 of this code.

**12-1-109.3 Certificate Issued.** After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws which are enforced by the code enforcement agency, the building official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the building.
3. The name and address of the owner.
4. A description of that portion of the building for which the certificate is issued.
5. A statement that the described portion of the building has been inspected for compliance with the requirements of this code for the group and division of occupancy and the use for which the proposed occupancy is classified.

6. The name of the building official.

**12-1-109.4 Temporary Certificate.** If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure.

**12-1-109.5 Posting.** The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

**12-1-109.6 Revocation.** The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code

**TABLE 12-1A-BUILDING PERMIT FEES**

<b><u>TOTAL VALUATION</u></b>	<b><u>FEE</u></b>
<u>\$1.00 to \$500.00</u>	<u>\$21.00</u>
<u>\$501.00 to \$2,000.00</u>	<u>\$21.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2,000.00</u>
<u>\$2,001.00 to \$25,000.00</u>	<u>\$62.25 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00</u>
<u>\$25,001.00 to \$50,000.00</u>	<u>\$349.75 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00</u>
<u>\$50,001.00 to \$100,000.00</u>	<u>\$574.75 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00</u>
<u>\$100,001.00 to \$500,000.00</u>	<u>\$887.25 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00</u>
<u>\$500,001.00 to \$1,000,000.00</u>	<u>\$2,887.25 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or</u>



	<u>fraction thereof, to and including \$1,000,000.00</u>
<u>\$1,000,001.00 and up</u>	<u>\$5,012.25 for the first \$1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof</u>
<b><u>Other Inspections and Fees:</u></b> 1. <u>Inspections outside of normal business hours (minimum charge-two hours) \$42.00 per hour*</u> ..... 2. <u>Reinspection fees assessed under provisions of Section 12-1-108.8 \$42.00 per hour*</u> ..... 3. <u>Inspections for which no fee is specifically indicated (minimum charge-one-half hour) \$42.00 per hour*</u> ..... 4. <u>Additional plan review required by changes, additions or revisions to plans (minimum charge-one-half hour) \$42.00 per hour*</u> ..... 5. <u>For use of outside consultants for plan checking and inspections, or both Actual costs**</u> .....	

\*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

\*\*Actual costs include administrative and overhead costs